| 169.0 | 0007 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 918,600 / 918,600 |
| | | | | | USE VALUE: | 918,600 / 918,600 |
| | | | | | ASSESSED: | 918,600 / 918,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 256 | | APPLETON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | NINAN DILIP J & |
| Owner 2: | SINNOTT GILLIAN M |
| Owner 3: | |
| Street 1: | 256 APPLETON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BEMIS GUY W/ETAL - |
| Owner 2: | BEMIS JEAN E - |
| Street 1: | 256 APPLETON ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 10,875 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1894, having primarily Wood Shingle Exterior and 1867 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10875.000 | 386,700 | 9,500 | 522,400 | 918,600 |
| Total Card | 0.250 | 386,700 | 9,500 | 522,400 | 918,600 |
| Total Parcel | 0.250 | 386,700 | 9,500 | 522,400 | 918,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.11 | /Parcel: 492.1

**Legal Description**

**User Acct** 112014

**GIS Ref**

**GIS Ref**

**Insp Date** 06/29/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID** 169.0-0007-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 386,500 | 9500 | 10,875. | 522,400 | 918,400 | 918,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 290,200 | 9600 | 10,875. | 522,400 | 822,200 | 822,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 302,400 | 9600 | 10,875. | 440,300 | 752,300 | 752,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 302,400 | 9600 | 10,875. | 403,000 | 715,000 | 715,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 274,200 | 9800 | 10,875. | 343,300 | 627,300 | 627,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 252,000 | 9800 | 10,875. | 298,500 | 560,300 | 560,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 252,000 | 9800 | 10,875. | 276,100 | 537,900 | 537,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 252,000 | 9800 | 10,875. | 262,700 | 524,500 | 524,500 | | 12/13/2012 |

!13072!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:04:56 |

**LAST REV**

| Date | Time |
|---|---|
| 08/08/18 | 10:42:56 |
| apro | |
| 13072 | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BEMIS GUY W/ETA | 65877-110 | | 8/7/2015 | | 870,000 | No | No | | |
| CRASCO KENNETH/ | 24996-124 | | 11/16/1994 | | 249,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 112014 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/7/2014 | 777 | Alterati | 36,728 | | 7/7/2014 | | | new gas fire place |
| 3/21/2012 | 264 | Manual | 108,216 | | | | | install 10 new win |
| 1/8/2007 | 14 | Manual | 32,428 | C | | G8 | GR FY08 | replace gutters,fa |
| 2/3/2004 | 114 | Manual | 42,404 | C | | G6 | GR FY06 | DEMO CHMNY/ADD CEN |
| 2/5/2002 | 62 | Redo Kit | 25,000 | C | | | | REMODEL KIT/REPAIR |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/29/2018 | Meas/Inspect | CC | Chris C |
| 5/3/2016 | Sales Review | PT | Paul T |
| 7/10/2014 | Info Fm Prmt | PC | PHIL C |
| 11/5/2008 | Meas/Inspect | 336 | PATRIOT |
| 2/12/2000 | Inspected | 197 | PATRIOT |
| 12/9/1999 | Measured | 243 | PATRIOT |
| 7/14/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10875 | | Sq. Ft. | Site | | 0 | 70. | 0.69 | 7 | | | | | | | | | 522,377 | | | | | | 522,400 | |

Total AC/HA: 0.24966 | Total SF/SM: 10875 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 522,377 | Spl Credit | Total: 522,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 2 - Clapboard | 10 | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | olive | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1894 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.27896845 |
| Const Adj.: | 1.01989794 |
| Adj $ / SQ: | 163.052 |
| Other Features: | 86605 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 433508 |
| Depreciation: | 46819 |
| Depreciated Total: | 386689 |

## COMMENTS

1of=sink in basement.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 4 | | Baths: 1 | | | | HB 1 | | | |

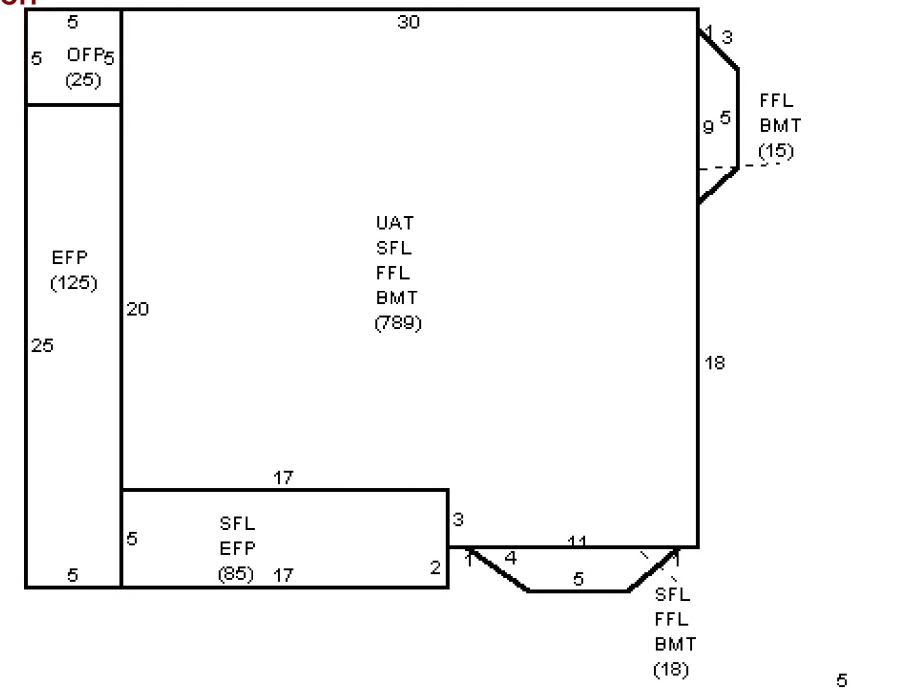
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2002 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 163.05 |
| Special Features: | 0 | Val/Su Net: | 132.25 |
| Final Total: | 386700 | Val/Su SzAd | 231.64 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 847 | 163.050 | 138,170 |
| BMT | Basement | 822 | 48.920 | 40,209 |
| FFL | First Floor | 822 | 163.050 | 134,029 |
| EFP | Enclos Porch | 210 | 40.990 | 8,608 |
| UAT | Upper Attic | 197 | 125.550 | 24,765 |
| OFP | Open Porch | 25 | 44.880 | 1,122 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,924 | | | Total: | 346,903 |
| Size Ad | 1669.3999 | Gross Are | 3560 | FinArea | 1867 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 95 | | | | |
| UAT | 100 | FLA | 100 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

169.0-0007-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X22 | G | VG | 1920 | 25.85 | T | 20 | 101 | | | 9,100 | | | 9,100 |
| 19 | Patio | D | Y | 1 | 6X14 | G | AV | 1980 | 7.50 | T | 31.2 | 101 | | | 400 | | | 400 |
| 2 | Frame Shed | D | Y | 1 | 4X5 | A | AV | 1950 | 0.00 | T | 40 | 101 | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 9,500 | Total Special Featues: | Total: 9,500 |